



Notice on Vesting under the 2009 King County Surface Water Design Manual

To comply with the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit, Kirkland must alter stormwater design standards in 2017. Later in 2016, Kirkland intends to adopt the **2016 King County Surface Water Design Manual with an Addendum** to meet permit requirements. The new design requirements are effective on **01/01/2017**. Development proposals received on or after this date will be required to comply with the new design standards. Some projects that were in process prior to this date may be vested under the old requirements (*2009 King County Surface Water Design Manual*), as shown in the table below depending on when the City received a complete application.

Projects must start construction by January 1, 2022 to remain vested to the 2009 King County Surface Water Design Manual.

Permit Type	Complete application submitted:	The manual stated below applies to permit		Notes
Short Plat	prior to 01/01/17	2009 King County Surface Water Design Manual		Pursuant to KMC 22.20.370, short plats must be recorded within five years of approval and surface water standards vest with the filing of a complete short plat application.
	on or after 01/01/17		2016 King County Surface Water Design Manual and Addendum	
Subdivision	prior to 01/01/17	2009 King County Surface Water Design Manual		Pursuant to RCW 58.17.140(3)(a), a final plat must be submitted within five years of preliminary subdivision approval and surface water standards vest with the filing of a complete preliminary subdivision application.
	on or after 01/01/17		2016 King County Surface Water Design Manual and Addendum	
Building	prior to 01/01/17	2009 King County Surface Water Design Manual		BLD application must include the design for surface water infrastructure (quality, quantity, and conveyance) in order to vest.
	on or after 01/01/17		2016 King County Surface Water Design Manual and Addendum	
Design Review Board (DRB)				DRB process per KZC 142.35 does not apply for surface water requirements. A complete building application must be submitted prior to January 1, 2017 to vest to the 2009 King County Surface Water Design Manual.

Note: Unless the permit type is mentioned above, submittal of other Land Use or Zoning permits (ex: Master Plan, variance, use permits, etc.) does not vest a project with regard to surface water requirements.